

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 3, 2012  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
1.	348-75-BZ	<p>Eric Palatnik, P.C. <b>1050 Forest Avenue, Staten Island</b> Extension of the term of an approved variance that expired on March 9, 1996 to allow for a UG 16 animal hospital, contrary to use regulations. Waiver of the Rules. R3-2 zoning district <b>Community Board #1SI</b></p> <hr/> <p><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <hr/> <p><b>Status: Granted – 4/3/12</b></p>
2.	286-00-BZ	<p>Law Offices of Mitchell S. Ross <b>60 West 23<sup>rd</sup> Street, Manhattan</b> Extension of Term of a Special Permit (§73-36) for a physical culture establishment (<i>New York Health and Racquet Club</i>) located on the first and second floors of a 20-story mixed-use building, which expired on March 27, 2011; Waiver of the Rules. C6-3A/C6-4M zoning district. <b>Community Board #5M</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Granted – 4/3/12</b></p>
3.	148-10-BZ	<p>Eric Palatnik, P.C. <b>1559 East 29<sup>th</sup> Street, Brooklyn</b> Amendment to an approved special permit (§73-622) for the enlargement of an existing single family home, contrary to open space and floor area (§23-141) and less than the required rear yard (§23-47) and side yard (§23-461). The amendment seeks to correct open space and floor area calculations and adds a waiver to the perimeter wall height. R3-2 zoning district. <b>Community Board #15BK</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Granted – 4/3/12</b></p>

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
4.	433-61-BZ	Harold Weinberg, P.E. <b>1702-12 East 16<sup>th</sup> Street, Brooklyn</b> Extension of Term (§11-411) of a variance which permitted a one story and mezzanine retail building, contrary to use regulations; Waiver of the Rules. R7A zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Adjourned, Continued Hearing – 5/8/12</b>
5.	997-84-BZ	Akerman Senterfitt, LLP <b>800 Union Street, Brooklyn</b> Extension of Time to obtain a Certificate of Occupancy for an existing six story public parking garage with an automobile rental establishment which expired on June 4, 2008; waiver of the rules. R6A zoning district. <b>Community Board #6BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 5/8/12</b>

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<b>SOC – NEW CASES</b>		
<b>6.</b>	<b>319-53-BZ</b>	<p>Ficara &amp; Associates, P.C. <b>1135 East 222<sup>nd</sup> Street, Bronx</b> Extension of Term (§11-411) for the continued operation of an automotive repair shop with no body work which expired on January 31, 2011; Waiver of the Rules. R5 zoning district. <b>Community Board #12BX</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 5/8/12</b></p>
<b>7.</b>	<b>808-55-BZ</b>	<p>Sheldon Lobel, P.C. <b>35-04 Bell Boulevard, Queens</b> Extension of Term (§11-411) for the continued operation of a gasoline service station (<i>Gulf</i>) with accessory convenience store which expired on March 27, 2012; Waiver of the Rules. C2-2/R4 zoning district. <b>Community Board #11Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 5/1/12</b></p>
<b>8.</b>	<b>64-96-BZ</b>	<p>Vassalotti Associates Architects, LLP <b>148-20 Cross Island Parkway, Queens</b> Extension of Term for the continued operation of a UG16B automotive repair shop (<i>Meniko Autoworks, Ltd.</i>) which expired on December 11, 2011. C1-2/R3A zoning district. <b>Community Board #7Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 5/1/12</b></p>
<b>9.</b>	<b>256-02-BZ</b>	<p>Goldman Harris LLC <b>160 Imlay Street, Brooklyn</b> Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the re-use of a vacant six story manufacturing building, and the addition of three floors, for residential (UG2) use, which expired on March 18, 2012. M2-1 zoning district. <b>Community Board #6BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 5/1/12</b></p>

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<b><i>APPEALS – DECISIONS</i></b>		
<b>10.</b>	<b>233-10-A</b>	Rothkrug Rothkrug & Spector, LLP <b>90-22 176<sup>th</sup> Street, Queens</b> Appeal seeking a common law vested right to continue development commenced under the prior R6 Zoning District. R4-1 zoning district. <b>Community Board #12Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 4/3/12</b>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>11.</b>	<b>119-11-A</b>	Bryan Cave LLP <b>2230-2234 Kimball Street, Brooklyn</b> Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under prior zoning regulations in effect on July 14, 2005. R4 zoning district. <b>Community Board #18BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 5/8/12</b>
<b>12.</b>	<b>155-11-A</b>	Sheldon Lobel, P.C. <b>480 Stratford Road, Brooklyn</b> Appeal seeking a common law vested right to continue construction commenced under the prior R6 zoning district regulations. R3X zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 5/8/12</b>
<b>13.</b>	<b>162-11-A</b>	Akerman Senterfitt, LLP <b>179 Ludlow Street, Manhattan</b> Appeal seeking a common law vested right to continue construction commenced under prior C6-1 zoning district regulations. C4-4A zoning district. <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 5/1/12</b>

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<b><i>APPEALS – NEW CASES</i></b>		
<b>14.</b>	<b>173-11-A</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP <b>68-10 58<sup>th</sup> Avenue, Queens</b> Appeal seeking a determination that the owner of the premises has acquired a common law vested right to complete construction under the prior R4 zoning. R4-1 Zoning district. <b>Community Board #5Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Continued Hearing – 5/1/12</b></p>
<b>15.</b>	<b>25-12-A</b>	<p>Slater &amp; Beckerman, LLP <b>110 East 70<sup>th</sup> Street, Manhattan</b> Appeal challenging a determination by the Department of Buildings not to revoke the permit associated with the reconstruction of a building, which includes construction in the required rear yard and does not comply with the requirements of ZR §54-41. R8B (LH-1A) Zoning District. <b>Community Board #8M</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 5/15/12</b></p>
<b>16.</b>	<b>27-12-A</b>	<p>Greenberg Traurig, LLP <b>110 East 70<sup>th</sup> Street, Manhattan</b> Appeal challenging a determination by the Department of Buildings that more than 75 percent of the floor area was demolished and the building was not a single-family home so that reconstruction of the non-complying building was not permitted pursuant to ZR §54-41. R8B (LH-1A) Zoning District. <b>Community Board #8M</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 5/15/12</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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TUESDAY AFTERNOON, APRIL 3, 2012

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>31-10-BZ</b>	<p>Eric Palatnik, P.C.  <b>85-15 Queens Boulevard aka 51-35 Reeder Street, Queens</b>                      Variance (§72-21) to allow for a commercial building, contrary to use (§22-00), lot coverage (§23-141), front yard (§23-45), side yard (§23-464), rear yard (§33-283), height (§23-631) and location of uses within a building (§32-431) regulations. C1-2/R6, C2-3/R6, C1-2/R7A, R5 zoning districts.  <b>Community Board #4Q</b>  <b>Examiner: Ronald Rizzotti (212) 788-8781</b>  <b>Status: Granted – 4/3/12</b></p>
<b>2.</b>	<b>129-11-BZ</b>	<p>Jeffrey Chester, Esq.  <b>465 Carroll Street, Brooklyn</b>                      Variance (§72-21) to allow for the construction of a residential building, contrary to use regulations (§42-00). M1-2 zoning district.  <b>Community Board #6BK</b>  <b>Examiner: Ronald Rizzotti (212) 788-8781</b>  <b>Status: Deferred Decision – 5/8/12</b></p>
<b>3.</b>	<b>182-11-BZ</b>	<p>Sheldon Lobel, P.C.  <b>777 Broadway, Brooklyn</b>                      Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>). C4-3 zoning district.  <b>Community Board #4BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Granted – 4/3/12</b></p>
<b>4.</b>	<b>197-11-BZ</b>	<p>Sheldon Lobel, P.C.  <b>329 Wyckoff Avenue, Queens</b>                      Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Planet Fitness</i>) on a portion of the first and second floors of an existing two-story building. C4-3 zoning districts.  <b>Community Board #5Q</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Granted – 4/3/12</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>3-11-BZ</b>	<p>Law Office of Fredrick A. Becker  <b>1221 East 22<sup>nd</sup> Street, Brooklyn</b>                      Special Permit (§73-622) for the enlargement of a single family home, contrary to floor area and open space (§23-141) and less than the required rear yard (§23-47). R2 zoning district.  <b>Community Board #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Withdrawn – 4/3/12</b></p>
<b>6.</b>	<b>104-11-BZ</b>	<p>Eric Palatnik, P.C.  <b>1936 East 26<sup>th</sup> Street, Brooklyn</b>                      Special Permit (§73-622) for the legalization of an enlargement to an existing single family home, contrary to floor area, lot coverage and open space (§23-141(b)) and less than the required rear yard (§23-47). R3-2 zoning district.  <b>Community Board #15BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Adjourned, Continued Hearing – 5/8/12</b></p>
<b>7.</b>	<b>169-11-BZ</b>	<p>Eric Palatnik, P.C.  <b>2257 East 14<sup>th</sup> Street, Brooklyn</b>                      Special Permit (§73-622) to allow the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141(b)); side yards (§23-461(a)) and less than the required rear yard (§23-47). R-4 zoning district.  <b>Community Board #15BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 5/1/12</b></p>
<b>8.</b>	<b>195-11-BZ</b>	<p>Law Office of Fredrick A. Becker  <b>2070 East 21<sup>st</sup> Street, Brooklyn</b>                      Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (§23-141(b)); side yard (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district.  <b>Community Board #15BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 5/1/12</b></p>

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<b><i>BZ – NEW CASES</i></b>		
9.	93-11-BZ	<p>Moshe M. Friedman, P.E.  <b>1536 62<sup>nd</sup> Street, aka 1535 63<sup>rd</sup> Street, Brooklyn</b>                      Special Permit (§73-19) to allow the conversion of the third and fourth floors in an existing four-story factory and warehouse building to a Use Group 3 school (<i>Yeshiva Ore Mordechai</i>). M1-1 zoning district  <b>Community Board #4BK</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 788-8749</b></p> <p style="color: red;"><b>Status: Continued Hearing – 6/19/12</b></p>
10.	107-11-BZ	<p>Sheldon Lobel, P.C.  <b>1643 East 21<sup>st</sup> Street, Brooklyn</b>                      Variance (§72-21) to permit the enlargement of a synagogue (<i>Congregation Yeshiva Bais Yitzchok</i>) contrary to the bulk requirements for community facility buildings. R4-1 district.  <b>Community Board #14BK</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 788-8749</b></p> <p style="color: red;"><b>Status: Continued Hearing – 5/15/12</b></p>
11.	22-12-BZ	<p>Francis R. Angelino, Esq.  <b>1470 Third Avenue, Manhattan</b>                      Special Permit (§73-36) to allow the enlargement of an existing Physical Culture Establishment (<i>SoulCycle</i>).  <b>Community Board #8M</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 788-8749</b></p> <p style="color: red;"><b>Status: Closed, Decision – 5/8/12</b></p>

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